



TBD SW HWY 200 OCALA, FL 34481

FOR SALE AT \$600,000

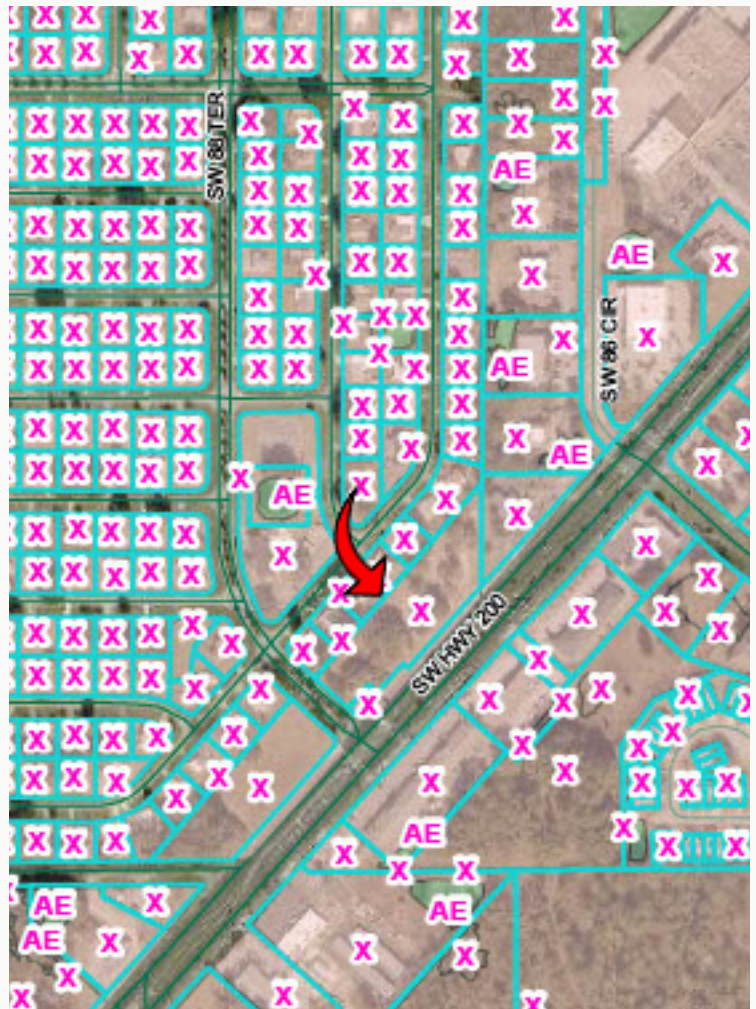
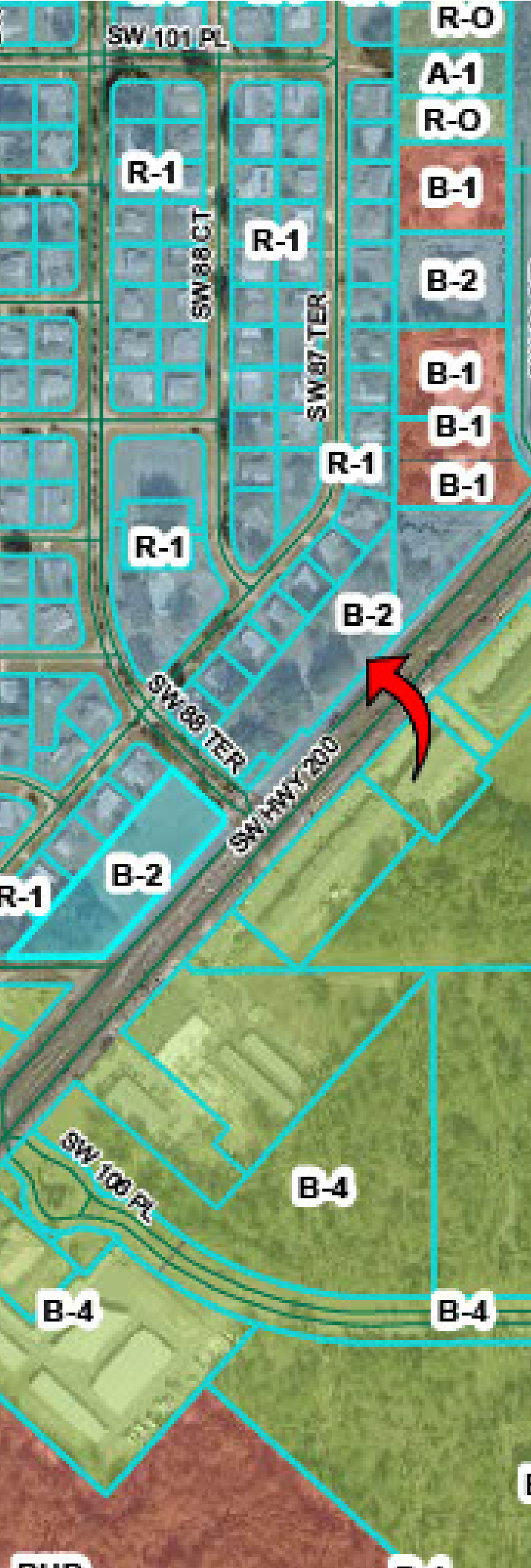
2.00 Acres per MCPA
B-2 Zoning



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Property Overview

- Marion County Property Appraiser
Parcel ID # 3532-002-000
- Lot Size: 2.00 Acres per MCPA
- Zoning: B-2
- Location: SW 200 Ocala, FL 34481
- Highlights:
 - Excellent Commercial Development Potential
 - Large Frontage on SW Hwy 200
 - High Traffic Counts along SW Hwy 200
 - Above average Rooftop count in this area
 - Extensive food, shopping, and amenities in area
 - Several Age Qualified Communities in proximity



Property Synopsis

2.00 +/- Prime Acres: Prime Development Tract in Ocala's Fastest-Growing Corridor

Now available, this prime 2.00-acre vacant commercial parcel offers exceptional development potential in one of Marion County's busiest corridors. With a prime location at the entrance to Pine Run Estates, an 800+ home site community of site built homes (no mobiles or modular), the access is unmatched for a ready-made large customer base! Zoned B-2, the property accommodates a wide range of retail, office and service uses, making it an ideal choice for investors or businesses seeking maximum visibility. With excellent frontage on heavily traveled SW Highway 200, this site benefits from high daily traffic counts, strong surrounding commercial growth, and easy accessibility. Whether you're planning a new retail center, professional office, or service-based enterprise, this strategically located property presents an outstanding opportunity in a thriving market.





PARCEL ID # 3532-004-000

Situs Address:
TBD SW HWy 200
Ocala, FL 34481

MCPA AERIAL

Legal Description per the Marion County Property Appraiser:

SEC 25 TWP 16 RGE 20

PLAT BOOK U PAGE 005

PINE RUN ESTATES

BLK D TRACT A &

EXC SR 200 ROW LYING WITHIN THE FOLLOWING DESC BDYS: COM
AT THE PT OF INTERSECTION OF THE S LINE OF THE NW 1/4 OF SEC
25 WITH THE BASELINE OF SURVEY OF SR 200 AS SHOWN ON STATE
OF FL DEPT OF TRANS ROW MAP PT BEING 771.07 FT N 89-40-15 E
OF THE SW COR OF NW 1/4 THN 42-02-16 E 54.24 FT TO THE POB
TH CONT N 42-02-16 E 769.78 FT THN 00-21-50 E 130.85 FT TH
S 42-02-16 W 279.78 FT THN 47-57-44 W 17.00 FT TH
S 42-02-16 W 264.77 FT TH S 47-58-09 E 3.08 FT TH
S 02-31-03 E 8.44 FT TH S 42-02-16 W 403.61 FT TH
N 89-40-06 E 128.58 FT TO THE POB

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS





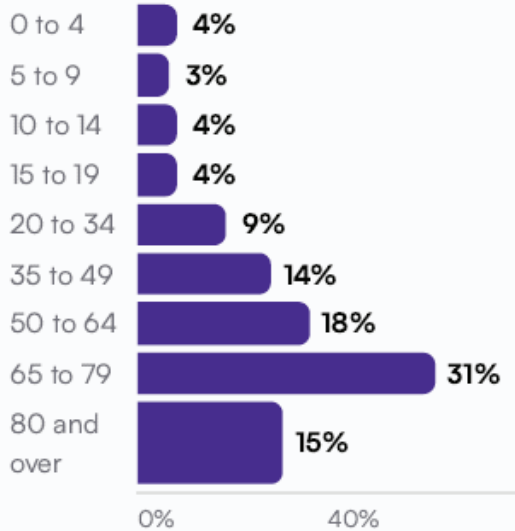
Community portrait

A community portrait serves as a comprehensive snapshot of a given location, offering valuable insights into its socio-economic, demographics and cultural dynamics. The diversity make up of people from different cultural backgrounds, age groups, income levels and education can contribute to the liveliness of a neighborhood. To help you understand the community portrait, we've analyzed the area around this location to identify different dynamics of this neighborhood.

Estimated population

 **21,400 +**

Population by Age Group (%)



Household composition



Employment



i The Employment data focuses on active job seekers aged 16 and up. It includes those who are employed or actively looking for work, excluding retirees, students, military, and those not actively seeking employment.